

43-2-74 38-184 → 38-183
 43-2-87 38-169
 43-2-107 38-169

024005

WARRANTY DEED
 Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS, NO TRANSFER
 TAX PAID

That I, **TINA C. POULIN**, of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JAMES E. POULIN** and **TINA C. POULIN**, husband and wife, both of Waterville, in the County of Kennebec and State of Maine, and whose mailing address is 158 Silver Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **JAMES E. POULIN** and **TINA C. POULIN**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land with the buildings thereon, situated in Waterville, in the County of Kennebec, and State of Maine, and being lots numbered twenty-eight (28) and forty-six (46) and the southerly half of lots numbered twenty-seven (27) and forty-five (45) and the northerly half of lots numbered twenty-nine (29) and forty-seven (47) on a plan of Silvermount recorded in Kennebec Registry of Deeds to which reference is made for a more particular description. The foregoing lots of land being my homestead property located on Silver Street in the City of Waterville, Maine.

ALSO, another certain lot or parcel of land with the buildings thereon, situated in Waterville aforesaid and being lot numbered fifty-six (56) according to a plan of Silvermount, which plan is recorded in Kennebec Registry of Deeds and to which plan reference is hereby made for a more particular description.

The foregoing conveyances of lots on Silvermount are made subject to all restrictions contained in prior conveyances.

ALSO, another certain lot or parcel of land with the buildings thereon, situated in Oakland, in the County of Kennebec, and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron post set in the ground at the southwest corner of land owned by Dr. B. P. Hurd and in the northerly line of land of one Toulouse; thence running westerly along the northerly line of said Toulouse' land the distance of 295 feet to an iron post set in the ground; thence northerly the distance of 293 feet, more or less, to an iron post set in the ground in the shore line of East Pond; thence easterly along the shore line of said East Pond 175 feet to an iron post set in the ground and the land of the said Dr. Hurd; thence southerly along the westerly line of land of the said Dr. Hurd the distance of 255 feet to an iron post set in the ground, the point of beginning. Together with a right-of-way to the above described premises as now traveled from the main road or highway subject to gates and bars; and this conveyance is made subject to all of the exceptions, reservations and rights to cross

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the above described premises as provided in prior conveyances. And in addition to the above right-of-way, permission is hereby granted, also, to a right-of-way leading from the westerly side of the lot hereby conveyed in a westerly direction, and about one hundred feet from the shore line of said East Pond, across the land of Florence Maude Brown to the right-of-way already established and used by said Brown and others leading to the public highway. Being the same premises conveyed to Grantor by Administratrix' Deed from Alice E. Harvey, Administratrix of the Estate of the late Frank W. Manson, dated August 3, 1943, recorded in Kennebec Registry of Deeds in Book 799, Page 243.

Meaning and intending hereby to convey the premises acquired by the within Grantor be deed of James E. Poulin dated October 14, 1949, and recorded in the Kennebec County Registry of Deeds in Book 888, Page 512.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JAMES E. POULIN and TINA C. POULIN, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, I, the said TINA C. POULIN joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 17th day of September, in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Tina C. Poulin
Tina C. Poulin

STATE OF MAINE
KENNEBEC, SS.

September 17, 1987

Personally appeared the above named TINA C. POULIN and acknowledged the foregoing instrument to be her free act and deed.

Before me,



RECEIVED KENNEBEC SS.
1987 SEP 18 AM 9:00
RECORDED FROM ORIGINAL

Natalie P. Bragg
Notary Public
Print Name NATALIE P. BRAGG